

WEED BEACH BUILDING COMMITTEE

Meeting Minutes

Special Meeting, October 8, 2008

Room 206, Town Hall, 7:30pm

Present: P. Hovell, D. Parnon, M. Wright, C. Darby, S. Swiatek, M. Hawley, D. Bayne

Absent: J. Howe, J. Enters, J. Branigan

Guests: John Ryan, Brian Hyla, A. Pappajohn Company (APC)

This meeting was televised on Channel 79.

Hovell convened the meeting at 7:45pm. Discussion continued from the October 1 meeting about modifying the project to come within budget.

Hovell shared with the committee that the BOS would like to keep the momentum of the project going and begin construction once the bidding process is complete.

Hyla has been asked to develop a budget with the construction schedule to begin during the winter, pausing during the summer months and ending in the fall. Including the premiums that construction would incur with this schedule at this time of year.

October 14, Hyla, Hovell and Hauck to meet at APC to discuss the “What if...” scenarios in an effort to get some of the costs down.

Hovell reported that Hovell, Wright and Parnon met Hyla at APC for the purpose of addressing the issues Enters had raised at the Oct. 1 WBBC meeting. Enters was unable to make this meeting and therefore could not present the numbers he developed as support for his argument that the bidding process created higher costs than what they should be.

Hyla presented possible options to cut costs that would not be visible and wouldn't compromise the integrity or aesthetic appeal of the building. The bath house is more than half the project and thereby reducing the scope would help cut costs. Approving the list of VE areas itemized in the Budget Analysis will reduce the costs without sacrificing the original design.

Suggestion made:

Roof

- minimize the roof and roof elements (cupola, dormer windows, lower roof line by 6')
- use conventional frame system
- add exhaust fans to replace the high ceilings designed to enhance air circulation
- reduce 10' overhang (naturally follows the reduction of the roof line, keeps building in scale), replace columns with arched brackets

Foundation

- reduce building foot print
- reduce the number of grade beams used in the cement on walkways surrounding bath house, replace with concrete footings or piers

Buildings

- cut the concession building in half, using half for the concessionaire, enclosing half to incorporate a shady area with picnic tables if both gazebos are eliminated

A question was asked about reducing the size (and number of bath rooms). Swiatek replied that the bath house addressed the special needs of bath rooms and changing areas and could not be reduced any further. Hyla then suggested that maybe the buildings could be squared off. Every corner adds to the cost per square foot.

- pre fab gazebos could be considered
- pre fab building for the warming hut might be considered

Darby questioned the expense for moving the guard house, the inclusion of any kind of berm and couldn't the surface of the overflow parking area be grass instead of a prepared surface. With respect to the guard house the committee responded with a reference to the public interest in creating vistas in the original charge. Some members of the committee also felt that it was important to bury the utility lines. However, it was agreed that cost estimates of burying overhead utility lines coming into the park from CL&P would be sought. Parking areas need a firm foundation (prepared surface) so that cars do not sink into soft ground or get stuck in mud.

What elements would the committee want to keep: concession stand, boardwalk, stonework, deck around warming hut, trails?

The Town Administrator has requested numbers from Hyla (APC) and Hauck (architect). Parks and Recreation Commission is meeting October 22, the same night as a regular meeting of the WBBC.

The meeting ended with a brief discussion of the need for and expense of a concession stand.

Hovell adjourned the meeting at 9:20pm.

Next meeting: Special Meeting, October 15, Room 119, Town Hall, 7:30pm.

Respectfully submitted,

Debbie Parnon, Secretary

Approved 10.22.08
(10.8.08)